Reasons for public improvements

- Capital Improvements
- Subdivisions, lot splits
- Relocations for buildings, utility conflicts, infrastructure improvements, etc.
- · New building construction, building improvements
- Connecting existing buildings to infrastructure

Types of public improvements

- Streets, sidewalks, signals, intersection, streetscape, paving(http://www.springfieldmo.gov/traffic/index.html)
- Storm Sewer, detention(http://www.springfieldmo.gov/stormwater/index.html)
- Sanitary Sewer, trunklines, extensions(http://www.springfieldmo.gov/cleanwater/index.html)
- Erosion Control(typically temporary measures until Public improvements are in place)

How to construct public improvements for a subdivision

Preliminary Plat approval

• Preliminary plat has been reviewed and approved. Required public improvement plans have been identified at this point.

Public Improvement plan submittal and review

- Developer/engineer submits public improvement plans according to City of Springfield Design Standards(http://www.springfieldmo.gov/engineering/index.html)
 - Streets
 - Stormwater
 - Sanitary sewer
 - o Erosion control
- Plans are routed for review to
 - Streets
 - Traffic
 - o Erosion Control
 - Flood plain
 - $\circ \quad \textbf{Stormwater}$
 - Sanitary Sewer
 - Construction Inspection
- Plans are reviewed and comments are issued to developer/engineer
- When all reviews have been approved, developer/engineer submits copy of construction contract for review to determine engineering and inspection fees.

Fees

- When contract has been approved, developer/engineer pays 5% of contract amount and the plans are stamped for approval. Developer/engineer is then provided copies of the approved and filed plans.
 - Other fees may be required in addition to the engineering and inspection fees such as;
 - Land Disturbance Permit
 - Stormwater buy-outs
 - Sewer Trunkline connection fees
 - Sewer Extension Cost Recovery(SECR) fees

 Lift station fees(lift stations must be reviewed according to the Lift Station ordinance)

Construction & Inspection

- Contractor contacts Construction Inspection and arranges for inspection of construction at least 48 hours prior to commencing. Land Disturbance permit must be acquired prior to commencing construction also.
- Construction commences or developer may inquire about providing escrow for public improvements. This is a contract administered by Construction Inspection. Whether or not escrow will be allowed has to be approved by the director of Public Works.

Final plat submittal

Once the public improvements have either been accepted by Construction Inspection or escrow
has been provided, Final Plats can be submitted. Connections to sewer extensions cannot be
permitted until the public improvements have been constructed and therefore cannot be
escrowed.

Miscellaneous fees

- Sewer impact permit fees
- Special connection agreements for connection to public sewer
- Trunkline connection fees
- Sewer Extension Cost Recovery(SECR) fees
- Driveway permits
- Excavation permits

Each of these will be explained in a separate document